Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 200
DULUTH, GA 30096
File No. 508859

Karen Johnson Davidson County
Batch# 993202 DEEDWARR
04/18/2023 02:30:30 PM 6 pgs
Fees: $33.00 Taxes: $1,480.00
20230418-0028534

This Instrument Prepared By:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
RWAGASORE FRANCOIS AND UWASE ESPERANCE	RWAGASORE FRANCOIS AND UWASE ESPERANCE	164080C11900CO
3856 SWAN RIDGE DRIVE ANTIOCH, TN 37013	3856 SWAN RIDGE DRIVE ANTIOCH, TN 37013	

This Deed executed this 6th day of April 20 23, for good consideration, I (We) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST BY: OPENDOOR LABS INC., A DELAWARE CORPORATION, AS TRUST MANAGER** whose mailing address is 410 N. SCOTTSDALE RD. SUITE 1600, TEMPE, AZ 85281, hereby bargain, deed, and convey to **RWAGASORE FRANCOIS AND UWASE ESPERANCE, HUSBAND AND WIFE AND SAMUEL SEMAFUREBO AND THERESE MUKANKUSI, HUSBAND AND WIFE, ALL AS TENANTS IN COMMON** whose mailing address is 3856 SWAN RIDGE DRIVE, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST by Deed dated 12/21/2022 and recorded on 12/22/2022 as Instrument No. 20221222-0132154 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 164080C11900CO
Property Address: 3856 SWAN RIDGE DRIVE, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 400,000.00

AFFIANT

Subscribed and sworn to before me, this 6th day of APRIL, 20 23.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
3856 Swan Ridge Drive, Antioch, TN 37013 (Davidson)

EXHIBIT A

For Information purposes only - Street Address: 3856 Swan Ridge Drive, Antioch, TN 37013

County: Davidson

File Number: 508859

Tax Parcel ID/APN: 164080C11900CO

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Hamilton Chase, Section Three of record in Plat at Instrument No. 20070517-0059303, Surveyor's Certificate of Correction in Instrument No. 20070529-0063683 and Instrument No. 20070723-0087046, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory trust by Warranty deed from Heidtmann Oppong, a married individual and Yaw Fosu Dwamena, a married individual, as tenants in common with the right of survivorship of record in Instrument No. 20221222-0132154 Register's Office for Davidson County, Tennessee, dated December 21, 2022 and recorded on December 22, 2022.

BEING the same property conveyed to by Warranty Deed from of record in Deed in the Register's Office for Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs, and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 6th day of April, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Giana Schneider
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Logan Roy Wagner, a Notary Public in and for said County and State, Giana Schneider, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of April, 2023.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/6/23 (date of document).

Kayla Short

Affiant Signature

4/6/23

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 6TH day of APRIL, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

